

# LEASE: 1.5 AC OF BUILD-TO-SUIT COMMERCIAL LAND EVORA ROAD AT WILLOW PASS COURT



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# CONTRA COSTA COUNTY, CONCORD BORDER



# FOR LEASE, EVORA ROAD

1.5 ACRES COMMERCIAL BUILD-TO-SUIT  
IN A RARE COMMUTER CORRIDOR

In Concord, CA, the commercial opportunity is just over the hill, **2 miles** from approximately **2,200 new** housing units and a proposed **15,000 more** housing units between both Bay Point/West Pittsburg and the former Concord Naval Station.



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**TRI** CORFAC  
International  
COMMERCIAL

[www.tricommercial.com](http://www.tricommercial.com)

# FOR LEASE, EVORA ROAD

1.5 ACRES COMMERCIAL BUILD-TO-SUIT  
IN A RARE COMMUTER CORRIDOR



Prominent visibility along  
Highway 4, benefitting  
123,000 vehicles per day

Zoned P-1 Planned Unit

Building Sizes could be built  
for a total of  $\pm 7,100$  SF

Contact John for Lease  
Rates at 925-296-3368

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# FOR LEASE

# GROUND FLOOR RETAIL PROPERTY AVAILABLE NOW



Suite	Size	About
Drive Thru 1	≤ 3,000 SF	Proposed
Build to Suit 2	≤ 2,300 SF	
Drive Thru 3	≤ 1,400 SF	Proposed



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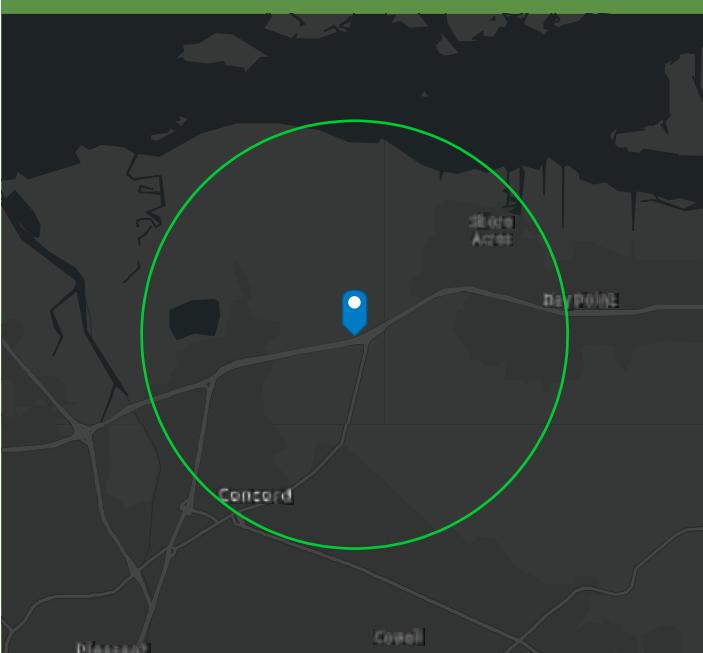
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# FOR LEASE

GROUND FLOOR RETAIL PROPERTY  
AVAILABLE NOW

## DEMOGRAPHIC PROFILE

Ring of 3 miles



This infographic contains data provided by Esri.  
The vintage of the data is 2021, 2026.

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### EDUCATION

14%



No High School Diploma

22%

High School Graduate



32%

Some College



32%

Bachelor's/Grad /Prof Degree

### EMPLOYMENT



White Collar

63%



Blue Collar

21%



Services

16%

9.7%

Unemployment Rate

### KEY FACTS

56,427

Population

37.0

Median Age

18,522

Households

\$71,013

Median Disposable Income

### INCOME

\$88,353

Median Household Income

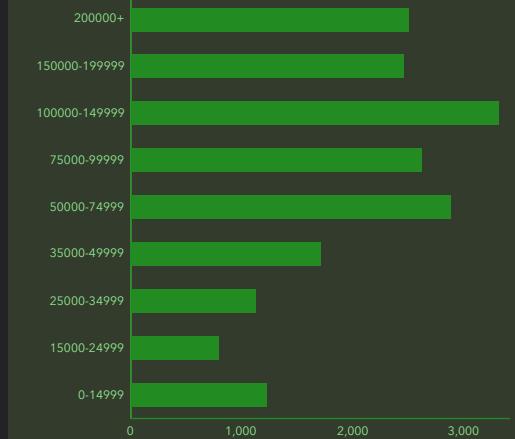
\$38,030

Per Capita Income

\$218,304

Median Net Worth

### HOUSEHOLD INCOME (\$)



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